



COMMERCIAL INVESTMENT OPPORTUNITY (TENANT NOT AFFECTED)

621/622 HARBOUR POINT BUSINESS PARK LITTLE ISLAND, CORK



021-427 5079

- Approx. 181 sqm (1,948 sqft).
- Modern mid terrace interconnecting commercial units.
- Occupied by BG Advanced Ltd at a rent of €12,000 per annum exclusive.
- Good reversionary potential.
- Neighbouring occupiers include DSV Air & Sea, Foot Solutions, In Touch Control Systems, SIS Services, TLI Group, World Wide Sires and ECI Lighting.
- Strategic location with convenient access to the N25 Cork/Waterford Road with easy access to the Dublin M8 and to the South Ring Network via the Jack Lynch Tunnel.



LOCATION

The property is situated in Harbour Point Business Park, Little Island approximately 8 km east of Cork city centre. Little Island is served by an excellent road infrastructure providing easy access to the city centre, airport, Waterford N25, Dublin M8 and the South ring road network. Harbour Point is a large mixed use development of offices, showrooms and warehouses and occupiers within the business park include DB Schenker, Flextronics, EZ Living Interiors Distribution Centre, BWG Foods and Kuehne & Nagle. Little Island has become Cork's premier industrial/commercial location.

DESCRIPTION

The properties comprise 2 no. interconnecting modern mid-terrace two storey commercial units. The units are over ground and mezzanine level and are interconnecting at ground and first floors. The units are laid out internally with reception area, office/board room, kitchenette, strong room, storage area, open plan area and w/c on the ground floor and open plan office on the mezzanine levels. There is extensive glazing and sliding folding loading doors to the front elevation.

TENANCY

The property is let to BG Advanced Limited t/a Repairit.ie on a five year lease from 1st October 2014 at a current rent of €12,000 per annum exclusive plus vat. Significant potential for rental increase.

ACCOMMODATION

Floor	Description	SqM	SqFt
Ground	Reception area, office/board room, kitchenette, strong room, storage area, open plan area and w/c.	117.8	1,268
	Open plan.	63.2	680
	Total	181	1,948

GUIDE SALE PRICE

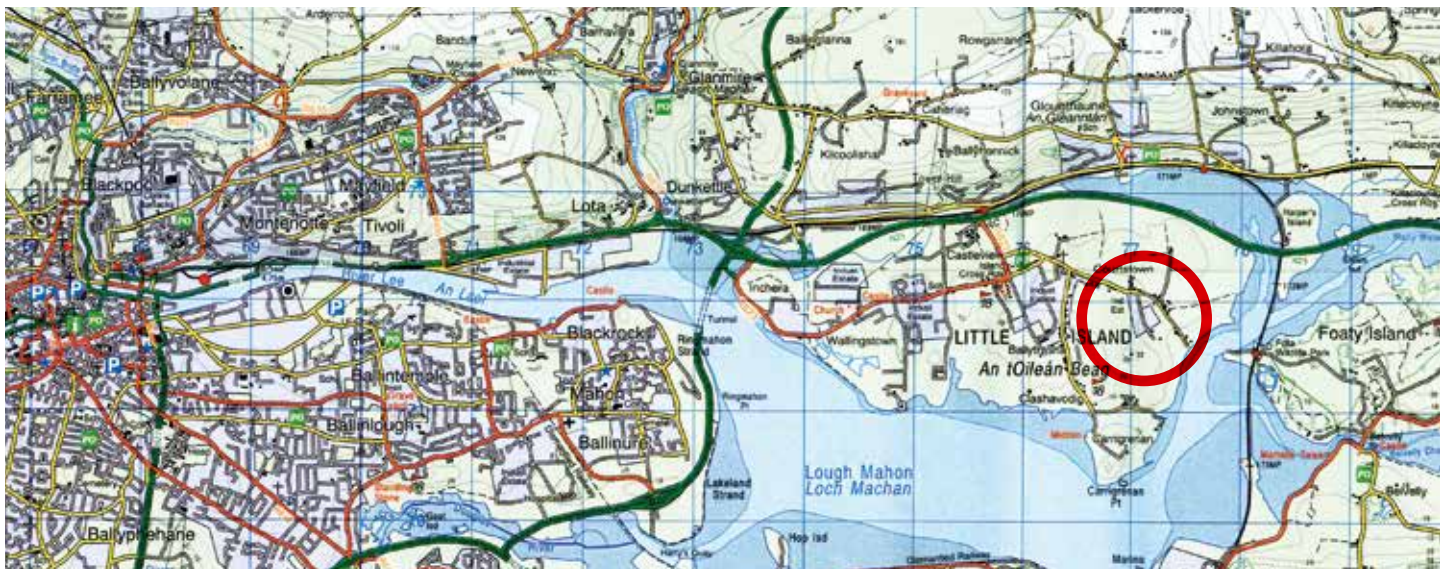
€160,000 plus VAT (if applicable)

BER INFORMATION

Unit 621:	Unit 622:
BER: D1	BER: D1
BER No: 800237794	BER No: 800237802
EPI: 336.69 kWh/m2/yr	EPI: 292.9 kWh/m2/yr

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Lisney.
 For further information please contact:
 Mark Kennedy 021-427 5079 mkennedy@lisney.com



CORK OFFICE

1 South Mall, Cork.
 Tel: +353 21 427 5079
 Fax: +353 1 638 2706
 Email: cork@lisney.com

OTHER OFFICES

St. Stephen's Green House, Earlsfort Terrace, Dublin 2.
 Tel: +353 1 638 2700 Fax: +353 1 638 2706 Email: dublin@lisney.com
 Montgomery House, 29-33 Montgomery Street, Belfast, BT1 4NX.
 Tel: +44 2890 501 501 Fax: +44 2890 501 505 Email: property@lisney-belfast.com

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